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Supplemental Record of Decision

Disposal and Reuse of

George Air Force Base

California



September 1993

SUPPLEMENTAL RECORD OF DECISION
FINAL ENVIRONMENTAL IMPACT STATEMENT
DISPOSAL AND REUSE OF GEORGE AIR FORCE BASE,
CALIFORNIA

September 1993

Prepared By:

Headquarters Air Force Base Disposal Agency
Southern Pacific Division

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I. INTRODUCTION

This **Supplemental Record of Decision** (Supplemental ROD) documents certain disposal decisions which this office previously deferred, and modifies certain previous decisions made in the January 14, 1993, ROD for George AFB. The initial ROD documented disposal decisions of the Air Force for the majority of the base. Decisions for *Parcel K, infrastructure (primary roads and utilities)* and a *railroad easement* were deferred. The location of George AFB, surrounding vicinity, and disposal parcels is shown in Exhibit 1, 2 and 3 respectively.

This Supplemental ROD was developed pursuant to the National Environmental Policy Act (NEPA) and the Council on Environmental Quality Regulation, 40 Code of Federal Regulations (CFR), § 1505.2. The decisions included in this Supplemental ROD have been made in consideration of the information contained in the *Final Environmental Impact Statement (FEIS) for the Disposal and Reuse of George AFB, California*, which was filed with the U.S. Environmental Protection Agency (EPA) on March 6, 1992, and became available to the public on March 13, 1992.

A. Purpose of and Need for the Action

George AFB closed on December 15, 1992, pursuant to the Defense Authorization Amendments and Base Closure and Realignment Act (BCRA) (Public Law 100-526), and the recommendations of the Defense Secretary's Commission for Base Realignment and Closure. A separate FEIS, entitled the "Final Environmental Impact Statement for the Closure of George AFB," was prepared to analyze the environmental impacts of closing the base. The ROD for that FEIS, which described the details of the closure and recommended mitigation measures, was issued in June 1990.

B. Public Involvement

The initial ROD discussed the level of involvement of the public, the State of California, the County of San Bernardino, the City of Adelanto and other local interests including the Victor Valley Economic Development Authority (VVEDA) in the preparation of the FEIS for Disposal and Reuse of George AFB.

VVEDA identified one basic plan with variations for the reuse of the base. The plan and its variations of alternatives focused around a regional commercial and general aviation reuse. The City of Adelanto, which borders George AFB to the west, developed a regional airport-based plan similar to the proposed action as Phase I, with follow-on development of a major international airport as Phase II.

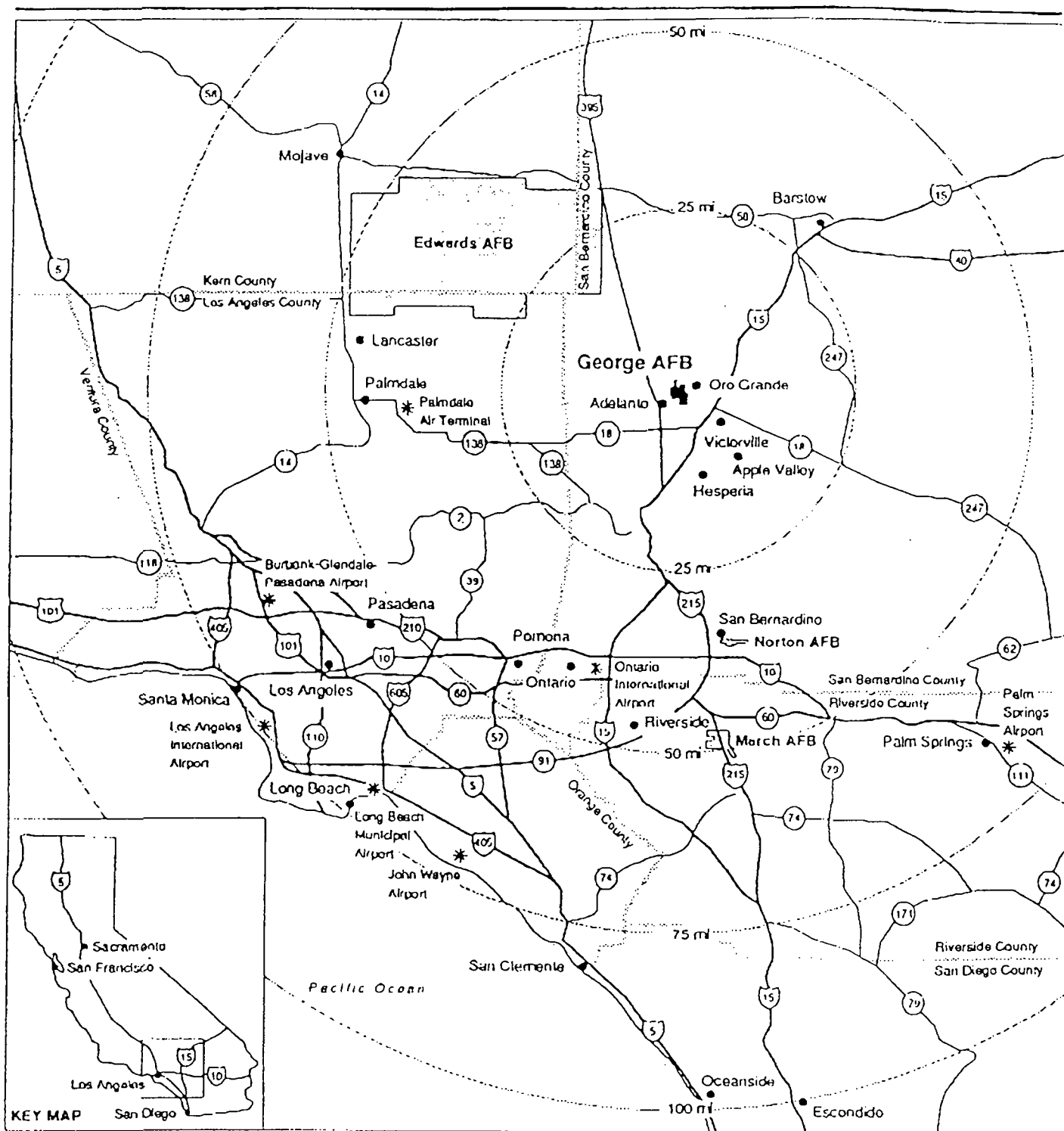
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The Air Force Final Environmental Impact Statement studied four plans and potential Federal interests in addition to the above VVEDA and Adclanto proposed plans. Included in these alternatives was a Commercial Airport with Residential Alternative, a General Aviation Center Alternative, a Non-Aviation Alternative, and a No-Action Alternative.



EXPLANATION

* Airports

15 Interstate Highway

101 U. S. Highway

74 State Highway

Regional Map

0 5 10 20 Miles



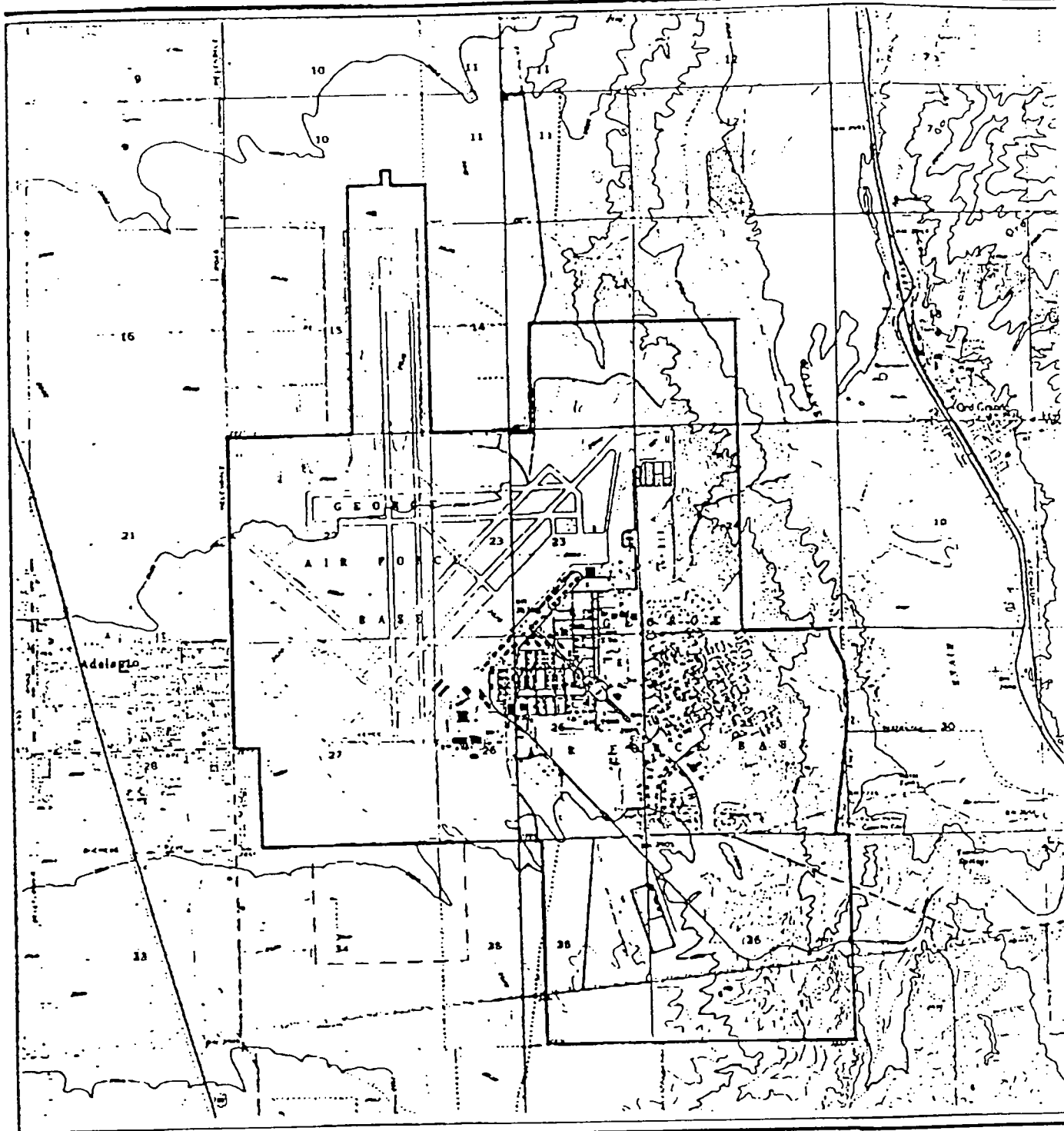
Exhibit 1

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Vicinity
Topographic Map

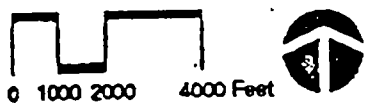
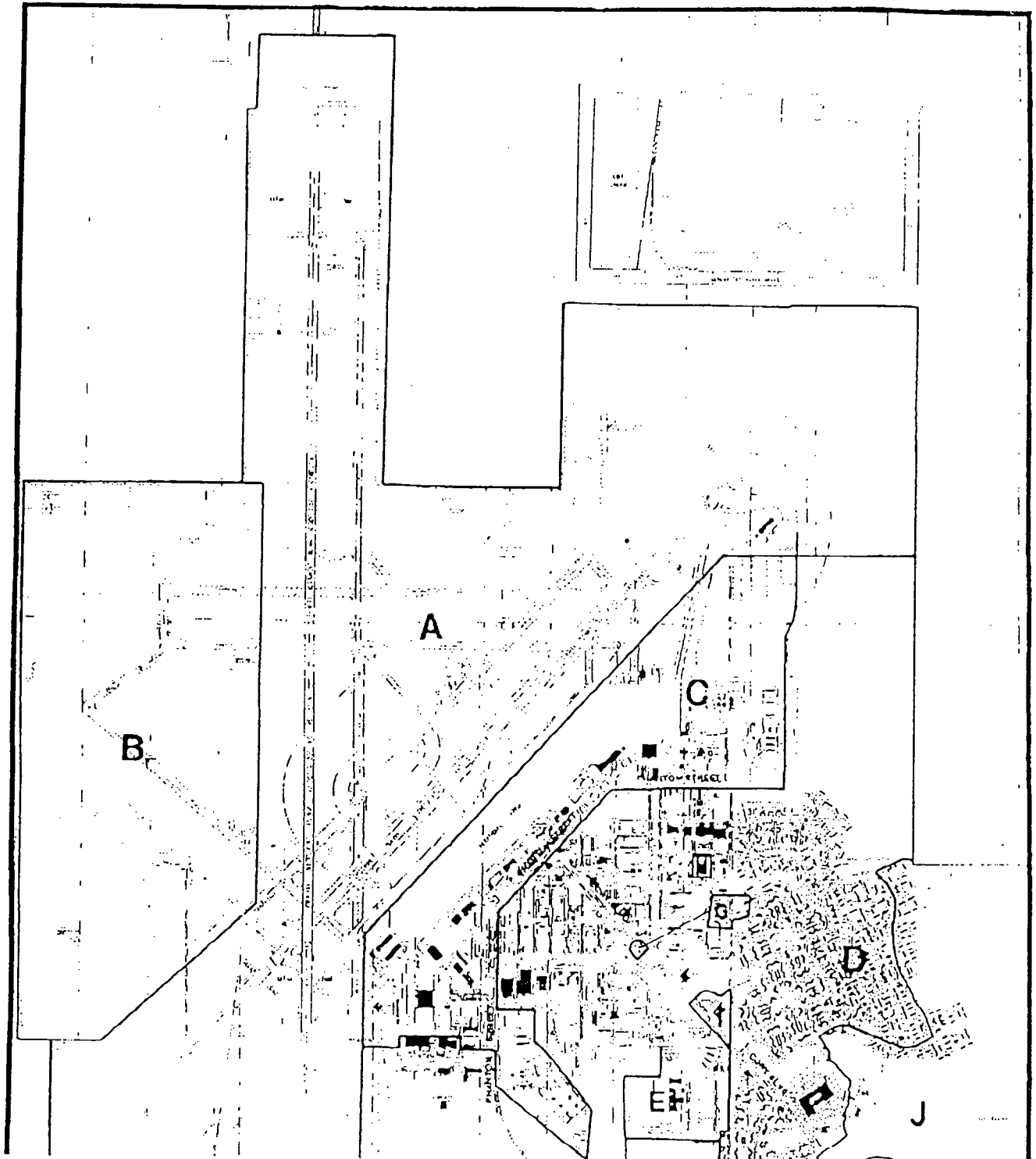


Exhibit 2

GEORGE AIR FORCE BASE



C. Disposal Decisions Previously Made (January 14, 1993 ROD)

All 5068 acres held in fee comprising the installation were declared excess to the needs of the DoD in the initial ROD. Approximately 934 acres of property at George AFB was reserved for the use by another Federal Agency and for homeless assistance. The Air Force conducted adequate preliminary screening and therefore waived further Federal screening. The remaining approximately 4134 acres were declared surplus to the needs of the Federal Government.

The following disposal decisions were made in the initial ROD for parcels of property at George AFB which have been declared excess:

1. A lease of *Parcels F and G* with two homeless providers who have been determined by the Department of Health and Human Services (HHS) to have approvable applications.

The following disposal decisions were made for parcels of property at George AFB which have been declared surplus:

2. Transfer of *Parcels A and C* as a no-cost airport public benefit conveyance under the sponsorship of the FAA to a public airport sponsor designated by the recipient of the property to be sold under paragraph 4 below.

3. Assignment of *Parcels E-1 and E-2* to the U.S. Department of Education for education purposes.

4. Negotiated sale of *Parcels B and D* through a competitive bidding process between the VVEDA and the City of Adelanto.

5. Negotiated sale of *Parcel H* to the High Desert Credit Union pursuant to P.L. 102-190, 10 U.S.C. § 2825. In the event such a sale is not consummated, this parcel will be included in the Parcel D disposal.

6. Sale of *Parcel I* for religious reuse if so requested; if such a transfer is not consummated, this parcel will be included in the Parcel D disposal.

7. Public sale of *Parcel J*.

The following decisions were previously deferred:

8. Transfer of *Parcel K* to the Department of Justice pending resolution of siting issues.

9. Sale or transfer of *utility systems and roads*, and associated easements and interests.

D. Environmental Impacts

The decisions herein documented will not alter or otherwise add to the environmentally impacts set forth and discussed in the prior ROD. Execution of these decisions remains subject to a determination that the Federally supported activity will conform to the State Implementation Plan for attainment of National Ambient Air Quality Standards of the Clean Air Act.

II. DECISION

The decision conveyed by the initial ROD was to dispose of George AFB in a manner that enabled the development of a regional airport with the capacity for commercial and industrial development. This allowed for the central theme of the proposed future land use plans discussed in the EIS to be fully implemented.

In this supplemental ROD, I continue to dispose of George AFB in a manner consistent with the decisions in the initial ROD. The disposition of parcels does not correspond specifically to the proposed action or any particular alternative in the EIS but is a composite of portions of all of the alternatives considered and analyzed. A composite disposal plan was chosen for this action because it best achieves a responsible balance between the primary Air Force disposal goals: to assist the affected communities in developing productive uses of the property for economic recovery in an environmental responsible manner; and to generate revenue to offset the cost of closure.

The decisions outlined in this document, coupled with those in the initial ROD, dated January 14, 1993, complete the disposal decisions for the entirety of George AFB. The rationale for these decisions was discussed at length in the ROD dated January 14, 1993. The environmental findings and mitigations contained in that ROD remain fully applicable and are incorporated herein by reference.

A. Determination of Excess and Surplus

No property at George AFB will be retained for continued Department of Defense use. The 34 acres (13.78 hectares) initially reserved for homeless assistance are declared surplus to the needs of the Federal Government. In total, approximately 900 acres (364.23 hectares) are reserved for transfer to another Federal Agency and 4168 acres (1696.37 hectares) are surplus to the needs of the Federal Government.

B. Discussion of Planned Actions

1. Homeless Assistance

Two organizations, Lilly Ruff, Inc., and High Desert Domestic Violence, Inc., applied to HHS for approval as licensed homeless providers eligible to receive excess Federal property under the Stewart B. McKinney Homeless Assistance Act, P.L. 100-577. Both applications were determined to be approvable by HHS.

In the initial ROD dated January 14, 1993, my office decided to lease Parcels F and G to homeless providers pursuant to the McKinney Act as an interim measure to allow time for coordination with the local entities regarding future land uses and comparability of efforts.

The local impasse over redevelopment rights, annexation and future control of the base has proven an insurmountable obstacle for these providers to secure agreements with the local communities. Both providers have subsequently requested fee simple interest in the property which will secure a higher property interest for their programs.

Therefore, within this supplement, I have decided to assign approximately 34 acres (11.78 hectares) (**Parcels F and G**), with access and utility easements as required, to the Department of Health and Human Services (HHS) for further disposal as appropriate to the homeless providers.

2. Federal Transfers

The Department of Justice (Federal Bureau of Prisons) has formally requested approximately 900 acres which to construct a correctional facility. The initial ROD reserved approximately 900 acres (364.23 hectares) (Parcel K) for the Department of Justice awaiting possible identification of another more satisfactory site. Appropriate discussions between the Bureau of Prisons and the local communities did not result in the location of a more satisfactory site outside the boundaries of the base. Therefore, I have decided to transfer **Parcel K**, to the Department of Justice. This transaction is consistent with the highest and best use of the property, which is institutional. If such a transfer is not consummated, Parcel K will be sold.

3. Public Benefit Conveyances

Parcels A and C were initially identified for public benefit conveyance to the successful bidder for parcels B and D, with the additional requirement that the entity be a qualified sponsor of a public airport approved by the FAA. The decision to dispose of parcels A and C in this manner was to allow the airport to be preserved as part of the national airport structure. The decision to transfer parcels A and C by public benefit conveyance as a public airport remains unchanged. However, the disposal of parcels B and D will not be by a negotiated sale competition as stated in the original ROD. This will not preclude the airfield recipient from bidding on parcels B and D. **Parcels A and C** will be conveyed by public benefit conveyance to a qualified sponsor of a public airport approved by the FAA; if a sponsor is not identified, then these parcels will be publicly sold.

4. Property for Sale

a. Parcels B and D

Parcels B and D, with some minor exceptions for parcels lying within parcels were to be offered for competitive negotiated sale to VVEDA and the City of Adelanto. The Air Force reluctantly adopted this course of action because of the lack of community consensus, however the decision allowed room for negotiations with the consensus

purchaser if the local impasse was resolved. Selection of the recipient was to be related with the selection of an eligible airport sponsor. However, a formal request for proposals was never issued and other actions have occurred which impacted the abilities of the communities to compete for the property. Therefore **parcels B and D** will be offered for negotiated sale to an eligible public body, if one exists; failing a negotiated sale the property will be offered for public sale. This disposal will not necessarily be associated with the airport recipient however, the Air Force will not preclude the airfield owner from bidding on parcels B and D.

b. Parcel J

Parcel J originally included the golf course and the surrounding housing immediately bordering the golf course and expansion property. If the offers to purchase the golf course do not include the housing, then the housing will be removed from parcel J and included in parcel D.

c. Infrastructure (Primary Roadways and Utilities)

In addition to the individual parcels for disposal described above, I have determined the roadways and utility infrastructure to be excess real property on George AFB. No Federal agency has expressed an interest in these items. I have, therefore, also determined them to be surplus to the needs of the Federal Government. Disposal will include the primary roadways, as well as the potable water, wastewater (sewer), natural gas, and electrical systems (e.g., sewer lines, gas mains, and transmission lines).

The decision on disposition of the utilities was deferred in the initial ROD. The main concern in disposing of the utilities is to ensure that all parcels will be provided utility service. The utility systems are totally integrated systems, prohibiting their separation among the various parcels. Therefore disposal of the utility systems will include conditions under which the recipients must provide service to all parcels. **Utility easements** will be granted to all parcels as appropriate.

The gas and electrical systems, although several years old, have in place value. I have decided to dispose of the **electrical substation , underlying land, and attendant electrical and utility systems** (including associated infrastructure and required real property) through negotiated sale to respective utility purveyors.

The water and wastewater systems are required to support any development at George AFB therefore the disposal of these systems will be contingent on the recipient continuing to provide the necessary service to all parcels. The Air Force currently operates and maintains the water wells on leased land owned by the City of Adelanto, under agreements with Adelanto. Therefore, the **water wells and associated equipment** located on the property owned by the City of Adelanto, shall, in accordance with the agreements between the Government and Adelanto, become the property of Adelanto upon termination of the lease for the use of the land.

The wastewater treatment system will also be required for the operation of the airfield and future development of industrial property. The operation of the plant will be an integral part of future development and therefore should be maintained until other means are available from nearby operations. The existing plant requires modification and update to meet current environmental standards. I have decided to assign the **wastewater treatment plant and system** to HHS upon formal request for conveyance for use in the protection of public health to an authorized entity as identified in Section 203 (k) of the Federal Property and Administrative Services Act of 1949, as amended (40 U.S.C. 484 (k)). Likewise I have decided to assign all the right, title, and interest of the Government in the use of water from the Mojave River to HHS for eventual disposal with the restriction that such rights be continuously made available to all parcels on George AFB. The recipient can thus acquire the water by public benefit conveyance for public purposes with the restriction that water will remain available to all parcels contained within George AFB.

The road network is integral to the viability of all the parcels. I have decided to dispose of the primary roadways to parcel recipients as part of the identified parcel. The roads will be transferred as part of the specific conveyances (i.e. airports, education, and negotiated sale or public sale), with easements for access as appropriate. Roads that fall within a parcel completely will be included as part of the parcel.

The **railroad right of way** will be sold with parcel D. However a reservation will be coordinated to ensure that this right of way does not interfere with Bureau of Prison (BOP) plans for development. The interest in the right of way is dependent on the Federal transfer to DOJ. If the railroad spur line is inconsistent with BOP plans, then the spur will be disposed of separately and not as part of parcel D.

III. SUMMARY

This supplemental ROD is in compliance with the provisions of the Base Closure and Realignment Act of 1988 (Public Law 100-526) and recommendations of the Defense Secretary's Commission on Base Realignment and Closure. Further, subject to completion of the air conformity determination and based upon consideration of the Final Environmental Impact Statement and Disposal and Reuse Record of Decision of January 14, 1993, and other relevant factors, I have decided to proceed with the supplemental decisions discussed above.

Date

Sept 21, 1993

[Signature]

C. Summary of Transactions

SUMMARY OF DISPOSAL DECISIONS BY PARCEL

PARCEL	APPROXIMATE FEE ACREAGE/ HECTARES	METHOD OF CONVEYANCE
A	1961/793.62	Public Benefit Conveyance (Airport)
B	550/222.59	Negotiated Sale
C	339/137.19	Public Benefit Conveyance (Airport)
D	893/361.39	Negotiated Sale
E-1	41/16.59	Public Benefit Conveyance (Education)
E-2	22/8.9	Public Benefit Conveyance (Education)
F	29/11.76	Public Benefit Conveyance (Homeless)
G	5/2.02	Public Benefit Conveyance (Homeless)
H	3/1.21	Negotiated Sale
I	2/.81	Public Sale
J	295/119.38	Public Sale
K	900/364.23	Federal Transfer
Railroad R-O-W	28/11.2	Negotiated Sale
Primary Roads	(as described in Section II)	
Water	N/A	Negotiated Sale/PBT(Health) Public Sale
Sewer	N/A	Negotiated Sale/PBT (Health) Public Sale
Gas	N/A	Negotiated Sale
Electric	N/A	Negotiated Sale
Telephone	N/A	Negotiated Sale

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SECRETARY OF THE AIR FORCE
WASHINGTON

SEP 21 1993

SAF/OS
1670 Air Force, Pentagon
Washington, DC 20330-1670

MEMORANDUM FOR GOVERNMENT OFFICIALS, PUBLIC LIBRARIES, AND
INTERESTED PARTIES

SUBJECT: Partial Record of Decision (ROD) on George AFB, CA -
INFORMATION MEMORANDUM

Attached is a copy of the Air Force's Supplemental Record of Decision (Supplemental ROD) for the disposal and reuse of portions of George Air Force Base (AFB) in the State of California. This Supplemental ROD pertains to those properties at George AFB for which the Air Force delayed a decision in the initial ROD issued on January 14, 1993.

This Supplemental ROD was developed based upon review and consideration of the *Final Environmental Impact Statement (FEIS) for the Disposal and Reuse of George Air Force Base, California*, public comments received, and other relevant factors. I have taken into consideration the potential environmental impacts addressed in the FEIS for this proposal prior to making my decision.

A handwritten signature in cursive script, reading "Sheila E. Widnall".

Sheila E. Widnall

1 Attachment
Supplemental ROD

COPY

FOR IMMEDIATE RELEASE:

The Secretary of the Air Force issued a Supplemental Record of Decision (ROD) regarding the disposal of George Air Force Base on September 21, 1993. It supplements the ROD issued in January, 1993, by providing decisions for those issues deferred in the original ROD, and changing the disposal process for acquisition of the airfield.

New decisions include the Federal transfer to the Department of Justice for construction of a Federal prison; assignment of property identified for homeless assistance to the Department of Health and Human Services for subsequent disposal to the homeless providers; and disposal of the roads, utilities and related infrastructure in a manner that ensures service to all parcels.

The disposal of the parcels identified for public airport purposes will no longer be contingent on any other property disposal, as stated in the January ROD. The Air Force will implement this ROD initially through discussions with the Victor Valley Economic Development Authority to ascertain their continued interest and capability to operate a public airport. Once mutually agreeable terms are reached and with the concurrence of the Federal Aviation Administration, a conveyance of the airport will enable the community to initiate its efforts for reuse of the airport and subsequent economic recovery.

-END-